

DRAFT

2020-2021 Annual Action Plan  
Town of Arlington  
Community Development Block Grant Program



*Public comments on the draft plan will be incorporated into the final version if submitted by Monday, March 30, 2020, 4 PM by mail to Town of Arlington, 730 Massachusetts Avenue, Arlington, MA 02476, attn: Erin Zwirko, or by email to [ezwirko@town.arlington.ma.us](mailto:ezwirko@town.arlington.ma.us).*

## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The Town of Arlington has been awarded \$1,121,767 in Community Development Block Grant funds from the U.S. Department of Housing and Urban Development for Program Year 46, operating between July 1, 2020 and June 30, 2021. Based on past performance, the Town estimates it will receive approximately \$66,000 in program income. The Subcommittee met twice to evaluate all applications and used a Grant Evaluation Scoresheet to help score each application and decide on funding. The scoring rubric was a part of this year's CDBG application.

This year the Town received twenty-four funding requests from fourteen organizations and Town departments totaling \$1,738,045. The applications are grouped into the following categories: Affordable Housing, Economic Development, Public Service programs, Public Facilities, Infrastructures and Parks, Planning, and Administration. This year the Town received seven applications for brand new projects, the Menotomy Weatherization Program has applied to create an Energy Efficiency Program to assist income-qualifying Arlington residents access home energy efficiency assessments to determine, plan, implement, and fund energy efficient improvements to their home; the Town of Arlington Department of Planning and Community Development applied to create a workforce grant program and to partner Arlington employers with local low to moderate income residents to provide job training and employment; Arlington EATS submitted two applications, the first seeking funding to support their program operations and the second to support/supplement a capital campaign to fund fit out of a new market space; The Town of Arlington Facilities Department has applied for funding to restore the main entry plaza at Arlington's historic Town Hall, located in the heart of Arlington's Civic Block at 730 Mass Avenue; The town of Arlington Department of Planning and Community Development applied for funding for Phase II of the Whittemore Park Revitalization Project, which focuses on accessibility improvements at Jefferson Cutter House. Funding requested would create accessibility improvements to the Jefferson Cutter House; and Food Link, Inc. applied for funding to support fit out of their new operations space.

The draft Annual Action Plan include the following contingency language outlining the Town's funding plan, should it receive far more or less than estimated. *This annual funding recommendation is based on an estimation of funding available to the Town and subject to an increase or decrease, depending on federal allocations. Were the Town to receive less than the estimated allocation, the CDBG Subcommittee will review applications to calculate a possible reduction in their funding allocation. Were the Town to receive more than the estimated amount, the CDBG Subcommittee would suggest that the additional money will be allocated potentially reassessing the funding available for public service*

*activities within the statutory limit. Should CDBG funding be eliminated, the Town will consider a plan to address service and programming impacts.*

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The primary objective of HUD's Entitlement Programs is to develop viable communities through the provision of decent housing, a suitable living environment, and expanded economic opportunities. Four priority needs were identified with goals corresponding to those needs. The priority needs were determined by review of data, community meetings, public and stakeholder engagement, and NSC member consultations.

### ***NSC Consortium Priority Needs:***

**Affordable Housing** – There is a continuing need for the development of affordable owner-occupied and rental housing, rehabilitation of existing housing to ensure affordability and livability, and support to homebuyers. The escalating housing costs in the Greater Boston area have exacerbated an affordable housing crisis among low- and moderate-income households. The NSC communities have prioritized the creation and preservation of affordable housing, including development of affordable rental and owner-occupied housing, as a strategy to address escalating housing costs for low- and moderate-income households.

### ***Town of Arlington Priority Needs:***

**Economic Development** – There is a need to provide economic opportunities to low- and moderate-income residents through redevelopment or investment in commercial districts, supporting entrepreneurship, promoting a dynamic business climate, and preserving a strong employment base.

**Public Facilities, Infrastructure and Parks** – The Town of Arlington has identified a need to improve Town parks, public facilities, and infrastructure to address accessibility, climate resiliency, and other needs disproportionately affecting low- and moderate-income residents. Investing in the improvement and/or reconstruction of Town infrastructure, public facilities, neighborhood facilities, parks and open spaces is essential to improving the quality of life for low- and moderate-income residents. In addition, the Town is committed to ensuring environmental resiliency, specifically through flood drainage improvements in low- and moderate-income neighborhoods.

**Public Services** – The Town of Arlington is focused on addressing the needs of low- and moderate-income residents, particularly children, seniors, domestic violence survivors, people with disabilities, and other low- and moderate-income populations. The Town will prioritize needs for investment in public

and human services, which includes a suite of public and private agencies dedicated to issues such as food insecurity, transportation for seniors, and people with disabilities, to access affordable recreational opportunities and health care.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

This round of CDBG applications represents the work that will begin our 2020-2024 Consolidated Plan. Throughout the past years we have conducted a number of activities to reach our goals for the 2015-2019 Consolidated Plan: we have served thousands through our public service programs, installed hundreds of ADA-compliant curb cuts, and have helped fund the upkeep and creation of affordable housing.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The Town of Arlington and the North Suburban Consortium implemented broad-based approach to maximizing Stakeholder and citizen participation. These efforts included a stakeholder survey, consultation interviews and focus groups with key stakeholders and community organizations, and two periods of public comment. Further details regarding these consultation efforts are included in the Process section of this plan.

#### **Public Hearing and Comment Period on Draft Plan.**

The public hearings for the plan in January and February included the following comments. This draft plan is available for 30-days and will allow for further comment to incorporate into the final plan.

### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Draft Annual Action Plan and Draft 2020-2024 Consolidated Plan Public Comment Period will run from February 27, 2020 through March 30, 2020 and all public comments received will be noted in updates to the draft plan and the final plan. No public comments were received

### **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments received were accepted.

## **7. Summary**

CDBG subrecipients shared information about their projects that are currently underway and future needs, indicating a particularly acute need for funding toward public service activities. Public comments were focused on safety improvements, ADA improvements within public open spaces and recreational facilities, increased housing development and support, continuing to support the needs of subrecipients, the significant support of volunteers, ADA and safety improvements, and workforce development. Comments included an expression of strong interest in using CDBG funding toward visible and tangible improvements that benefit low- to moderate-income households in the community.

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
Lead Agency		ARLINGTON	
CDBG Administrator	ARLINGTON	Department of Planning and Community Development	
HOME Administrator			

Table 1 – Responsible Agencies

### Consolidated Plan Public Contact Information

Town of Arlington  
Department of Planning and Community Development

Jennifer Raitt, Director of Planning and Community Development  
[jraitt@town.arlington.ma.us](mailto:jraitt@town.arlington.ma.us)

Brian Nichols, Community Development Program Manager  
[bnichols@town.arlington.ma.us](mailto:bnichols@town.arlington.ma.us)

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The Town of Arlington, through its Department of Planning and Community Development, engaged in extensive consultations with relevant agencies, organizations, and community-based groups to obtain input on priority needs, recommended strategies, and investment opportunities. The consultations were conducted through a variety of methods including one-on-one interviews, stakeholder sessions, a web-based stakeholder survey, and meetings with a variety of community organizations.

***Stakeholder Interviews:*** In June through October 2019, a series of stakeholder meetings and interviews was conducted to discuss issues and opportunities related to housing and community development needs, as well as fair housing issues, throughout the Town of Arlington and the North Suburban Consortium. Individuals representing government and policy makers, nonprofit organizations, affordable housing providers, and other interested parties were invited to participate to ensure that as many points of view as possible were heard.

***Stakeholder Web-based Survey:*** This survey sought input from housing and community development stakeholders for the purposes of identifying priority needs and providing feedback on the housing and community development conditions in Arlington and the other NSC communities. A total of 34 survey responses were received, consisting of a range of organizations including: city agencies, regional housing agencies, housing providers, lenders, for-profit developers, social service providers and advocate groups, and citizen representatives. The participating agencies included social service providers that support low-income and near-homeless populations to maintain housing and secure available public and private resources. Agencies providing temporary and transitional housing to at-risk population like single mothers, victims of domestic abuse, elderly, people with disabilities and/or mental illnesses etc. were identified and reached out to for information through the survey as well as in-depth interviews.

***Public Input Sessions:*** Three public hearings took place in January 2020, February 2020, and March 2020. The January public hearing focused on gathering input on the Annual Action Plan. The February public hearing focused on gathering input on priority housing and community development needs for the draft Consolidated Plan. The March public hearing will be focused on collecting public input regarding the draft Consolidated Plan and the Annual Action Plan which were published as draft documents. Public notice of the joint hearing and 30-day comment period was published on February 27, 2020, through the Arlington Advocate, posted on the Town's website, emailed to the list of interested residents, and directly sent to the Arlington Human Rights Commission, the Disability Commission, the Diversity Task Group of Envision Arlington, human service organizations, and the Arlington Housing Authority.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The Department of Planning and Community Development (DPCD) is committed to improving the quality of life for Arlington's residents by improving access to housing and transportation, enhancing the vitality of business districts, providing opportunities for low- and moderate-income households, and preserving and promoting the town's natural, historic, and cultural resources. The department oversees various planning and community development activities within the town of Arlington including implementation of the Arlington Master Plan. Staff support

a range of Town boards and committees, including the Arlington Redevelopment Board and manage three redevelopment properties: Jefferson Cutter House, Central School (Senior Center), and 23 Maple Street. The Department communicates and collaborates with the relevant Town Departments and independent entities: the Arlington Housing Authority, the Housing Corporation of Arlington, and Human Service providers. The ongoing collaboration enables the coordination of efforts and investments.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Arlington is a member of the Somerville-Arlington Continuum of Care. As such, Arlington participates in monthly meetings with service providers including coordinated entry and application process for the Emergency Shelter Grant (ESG). Through attendance at the monthly CoC meetings and participation on CoC subcommittees, the Town is able to direct its efforts as well as programs and services to ensure coordination with the CoC. The Department of Planning and Community Development, in coordination with the CoC,, representatives from the Arlington Police Department and Department of Health and Human Services, facilitate the annual Point in Time (PIT) count of unsheltered and sheltered homeless persons. In addition, the Police Department and Department of Health and Human Services conduct weekly outreach to Arlington's homeless population.

The Housing Corporation of Arlington (HCA) is also a participant in the Somerville-Arlington CoC and helps coordinate resources for the homeless and at-risk population, and to understand and address the needs. The HCA has two units dedicated to formerly homeless households in the Capitol Square project, and one in the Kimball Farmer House. Four more units are under development at HCA's 20 Westminster Avenue project. HCA's formerly homeless tenants receive social services and assistance from the Somerville Homeless Coalition, a member of the Somerville-Arlington CoC. In addition, HCA runs the Homelessness Prevention Fund (HPF) through which it raises 100% private funds from Arlington residents in an Annual Appeal for making small grants to income-eligible households to prevent homelessness. These grants assist with back rent, first month's rent, moving costs, and/or security deposits. The maximum grant is \$1,500. The recipients must show they will be stable for at least six months to receive a grant. HCA raises approximately \$30,000 annually for the program. Since its inception, HCA has provided over 600 grants totaling over one million dollars. Arlington also has a Director of Veterans' Services or a Veterans' Services Officer (VSO). This department assists Arlington veterans with homelessness prevention or eradication. Through the Massachusetts General Law Chapter 115 program, Arlington helps veterans with a variety of needs, including providing them with three days of immediate housing in a local hotel. Assistance beyond temporary shelter is coordinated through the City of Boston's governmental offices on Court Street where they can access additional benefits, including signing up for HUD's Veterans Affairs Supportive Housing (VASH) vouchers.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The Town, through its active participation in the Somerville-Arlington Continuum of Care, assists in the development of performance standards and helps make decisions for ESG funds. Arlington



refers clients to social service providers in the CoC and works with the providers on developing performance standards, policies, and procedures. The CoC maintains fully developed policies and procedures for HMIS administration.

The Arlington-Somerville CoC plans to merge into the Massachusetts Balance of State CoC in 2020. From Arlington's perspective, this will be a positive change as this would increase the area to which the Town would be able to refer people who are in need of housing and support.

## 2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Sort*	Agency/Group/ Organization*	Agency/Group/Organization Type*	What section of the Plan was addressed by Consultation?*	Action
1	<div>Select Organization</div>	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> PHA <input checked="" type="checkbox"/> Services - Housing <input checked="" type="checkbox"/> Services-Children <input type="checkbox"/> Services-Elderly Persons <input checked="" type="checkbox"/> Services-Persons with Disabilities <input type="checkbox"/> Services-Persons with HIV/AIDS <input type="checkbox"/> Services-Victims of Domestic Violence <input checked="" type="checkbox"/> Services-homeless <input checked="" type="checkbox"/> Services-Health <input checked="" type="checkbox"/> Services-Education <input type="checkbox"/> Services-Employment <input checked="" type="checkbox"/> Service-Fair Housing <input type="checkbox"/> Services - Victims <input type="checkbox"/> Services - Broadband Internet Service Providers <input type="checkbox"/> Services - Narrowing the Digital Divide <input checked="" type="checkbox"/> Health Agency <input checked="" type="checkbox"/> Child Welfare Agency	<input checked="" type="checkbox"/> Housing Need Assessment <input checked="" type="checkbox"/> Public Housing Needs <input type="checkbox"/> Homeless Needs - Chronically homeless <input type="checkbox"/> Homeless Needs - Families with children <input checked="" type="checkbox"/> Homelessness Needs - Veterans <input type="checkbox"/> Homelessness Needs - Unaccompanied youth <input type="checkbox"/> Homelessness Strategy <input type="checkbox"/> Non-Homeless Special Needs <input type="checkbox"/> HOPWA Strategy <input checked="" type="checkbox"/> Market Analysis <input checked="" type="checkbox"/> Economic Development <input type="checkbox"/> Lead-based Paint Strategy <input type="checkbox"/> Anti-poverty Strategy <input type="checkbox"/> Other	

	<input type="checkbox"/> Agency - Managing Flood Prone Areas <input type="checkbox"/> Agency - Management of Public Land or Water Resources <input type="checkbox"/> Agency - Emergency Management <input type="checkbox"/> Publicly Funded Institution/System of Care ⓘ <input type="checkbox"/> Other government - Federal <input type="checkbox"/> Other government - State <input type="checkbox"/> Other government - County <input checked="" type="checkbox"/> Other government - Local <input type="checkbox"/> Regional organization <input checked="" type="checkbox"/> Planning organization <input type="checkbox"/> Business Leaders <input checked="" type="checkbox"/> Civic Leaders <input checked="" type="checkbox"/> Business and Civic Leaders <input type="checkbox"/> Other <input type="text"/> <b>Optional Designation(s)</b> <input type="checkbox"/> Community Development Financial Institution <input type="checkbox"/> Foundation <input type="checkbox"/> Grantee Department <input type="checkbox"/> Major Employer <input type="checkbox"/> Neighborhood Organization <input type="checkbox"/> Private Sector Banking / Financing	
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <div> <input type="text"/> </div>		

**Table 2 – Agencies, groups, organizations who participated**

**Agencies, groups, organizations and others who participated in the process and consultations**

**Table 3 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	SOMERVILLE HOMELESS COALITION
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Arlington is a member of the Somerville-Arlington Continuum of Care. The town participates in monthly meetings with service providers. The Somerville Homeless Coalition provides homeless and near homeless individuals, including the elderly, with support services and housing solutions. This continued relationship ensures Arlington has a potential resource for financing for affordable units for homeless individuals, should the town have an opportunity to create such a space.
2	<b>Agency/Group/Organization</b>	HOUSING CORPORATION OF ARLINGTON
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town of Arlington works closely with the Housing Corporation of Arlington (HCA) in order to enhance coordination between public and assisted housing providers. HCA runs a program for preventing homelessness, and makes small grants to income-eligible households to prevent homelessness. Ongoing consultation has allowed the town to support HCA and to play a role in ensuring their success in updating their affordable housing portfolio and to create new affordable housing in town. HCA is a participating member of Arlington's new Human Service Network and the ongoing effort to address homelessness in Town.
3	<b>Agency/Group/Organization</b>	Council on Aging
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-homeless Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town of Arlington consulted with the Arlington Council on Aging (COA) for the Housing Production Plan and continues to do so with the Housing Plan Implementation Committee. The COA was consulted for input on needs of elderly homeowners, renters, and those at risk for homelessness. This consultation created a new opportunity to expand the departments involved in HUD's Point in Time unsheltered homeless count which made the resources available stronger and also expanded the awareness of homelessness in town. Consultations included exploration of innovative elderly housing.
4	<b>Agency/Group/Organization</b>	North Suburban Consortium
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town of Arlington consulted with adjacent communities in the North Suburban Consortium including, Chelsea, Everett, Malden, Medford, Melrose, Revere, and Winthrop, Massachusetts. Consultation occurred during monthly meetings held during the planning process. The consultation process helped shape housing priorities and HOME funding allocations, especially in work on affordable housing in town.
5	<b>Agency/Group/Organization</b>	Home Rehabilitation Loan Program
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Arlington Home Rehabilitation Program works with income-eligible homeowners and renters of 1-4 family homes in town to ensure their homes are safe to live in. This program has been experiencing a decline in eligible applicants and is working hard to increase demand through press releases and new marketing efforts, including the expansion of the program to renters. The desired outcome is more demand for the program.

6	<b>Agency/Group/Organization</b>	Town of Arlington Department of Health and Human Services
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy Lead-based Paint Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Arlington Health Department was consulted on the Town's response to lead in homes. The Health Department enforces 105 CMR 410.000: Minimum Standards of Fitness for Human Habitation (State Sanitary Code, II) and the Lead Code. Once contacted by a resident, the Board of Health conducts a lead determination if there is a child under the age of six residing at a property. An inspector tests painted areas in the home to determine if lead is present. If a positive result is found, then the Lead Inspector orders the owner of the property to bring the home into compliance. In the past year the Health Department has conducted four home inspections and issued orders to owners for compliance. The Health Department is also a partner in addressing homelessness in Arlington and is spearheading a committee to address homelessness in Arlington. Coordination with this department helps to better understand the challenges of lead and homelessness here in Arlington. The CDBG Administrator will continue to work closely with this department to remain updated on these challenges in the community, along with general needs of all Arlington residents that could be addressed through CDBG.
7	<b>Agency/Group/Organization</b>	METROPOLITAN AREA PLANNING COUNCIL
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Strategies to increasing and diversifying housing development as was outlined in the Master Plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	MAPC worked with the Department of Planning and Community Development to put together and communicate the suggested zoning changes to increase and diversify the Town's housing stock. There were a number of consultations conducted with MAPC prior to Town Meeting.

### Identify any Agency Types not consulted and provide rationale for not consulting

All relevant agencies were consulted by the Town of Arlington.

### Other local/regional/state/federal planning efforts considered when preparing the Plan

**Table 4– Other local / regional / federal planning efforts**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		
FY2019 CoC Application	City of Somerville	The CoC has prioritized Permanent Supportive Housing and provision of important case management and other services that may include job training, money management training, health care, mental health counseling and substance abuse treatment.
Arlington Housing Production Plan	Town of Arlington	The Housing Production Plan identifies the town's goal to create additional housing opportunities and strategies to achieve this goal including amending zoning, leveraging opportunities and funding, and supporting local developers. This plan will expire in 2021.
Arlington Master Plan	Town of Arlington	The Arlington Master Plan, adopted in 2015, is the guiding document for the community. The Master Plan identifies goals and actions relative to land use, housing, economic development, traffic and circulation, historical and cultural resource areas, natural resources and open space, and public facilities and services. It is likely that the town will undertake a revision to the Master Plan during the 5-year lifetime of this Consolidated Plan.
Municipal Vulnerability Planning Report	Town of Arlington	The Municipal Vulnerability Planning effort identified the top priority is addressing flooding in the Mill Brook Corridor, but also focuses on resiliency projects throughout Arlington.



## AP-12 Participation – 91.105, 91.200(c)

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The 2020-2021 CDBG Application was available as of December 9, 2019. In January, legal notices were published in local papers announcing the application deadline to request funds for the upcoming program year and announcing the public hearing dates for review of the proposals for 2020-2021. These legal notices ran in four (4) newspapers, in Chinese, Spanish, and English to broaden citizen participation. A number of people attended to discuss the work of their organization and to speak to their 2019-2020 application. Notice of the public hearing was posted on the Town website, and subsequent public meetings held by the CDBG Subcommittee were also posted on the Town website. An additional legal notice announcing the thirty day public comment period on the Draft Annual Action Plan will be published in the local newspaper in February and March. The public comment period runs through the end of March.

### Citizen Participation Outreach

Table 6 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish, Chinese	Legal ads were posted in the local newspaper, and multiple non-English speaking newspapers.	No comments were received.	No comments were received. All applications were accepted.	

2	Public Hearing	Non-targeted/broad community	The Board of Selectmen held a public hearing March 27, 2020 to receive proposals for use of funds for program. The Select Board thanked everyone for their attendance and information. They let everyone know that the next step would be for the CDBG subcommittee to meet to discuss funding and that once the funding decisions were made, the CDBG administrator would bring back those recommendations to the Select Board for approval and movement to Town Meeting for final approval.	Comments consisted of past CDBG subrecipients talking about their programs and thanking the Town for their annual, financial support.	The Board of Selectmen listened to all attendees and thanked them for their attendance. In response they let the attendees know that the next step was for review by the CDBG subcommittee and moving the recommendations to Town Meeting for final approval.	URL to be entered
3	CDBG Subcommittee Meetings	All residents	CDBG Subcommittee meetings were held on February 7 and February 13, 2020 in the Town Hall. The Town Manager, two members of the Select Board, the Director of the Planning and Community Development Department, the CDBG Administrator, and three residents, make up the CDBG Subcommittee. Two Members of the public attended. We did not receive any further verbal or written comments from the public.	Several comments were received.	No comments were received.	URL to be entered

4	Internet Outreach	All residents	The Draft Annual Action Plan for Program Year 46 was available to read on the Town website. The website also notified readers of the deadline to submit public comment.	No comments were received.	No comments were received.	URL to be inserted
5	Newspaper Ad	All residents	The Draft Annual Action Plan for Program Year 46 was available to read and comment on in the Planning and Community Development Department in Town Hall. The legal notice announced the availability of the plan through the local newspaper.	No comments were received.	No comments were received.	URL to be entered
6						

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The Town of Arlington anticipates an allocation of CDBG funds in the amount of approximately \$1,100,000 annually. To maximize the impact of CDBG funds, the Town expends significant general government funds and encourages all partners and projects to strategically leverage additional funds. As a member of the North Suburban Consortium, the Town has available HOME Investment Partnership program funds to support direct assistance to moderate income homebuyers and to subsidize the development cost of affordable housing projects. These funds are managed by the City of Malden (Consortium lead)

#### Anticipated Resources

**Table 5 - Expected Resources – Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	CDBG	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,121,767	\$66,000	\$20,000	\$1,207,767	0	

#### Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Town anticipates CDBG funds will leverage additional resources. Non-Entitlement funds, that will be used to further the goals of the Strategic Plan may include: private foundations, organizations, and individuals. The following leveraged resources are anticipated during the Consolidated Plan:

**Town General Funds:** The projected Town budget commits resources for the priority activities including Parks and Recreation, Facilities, and Public Works, Health and Human Services, and Economic Development.

**Affordable Housing Resources:** Affordable Housing developments are likely to utilize a variety of State Housing resources including Low-Income Housing Tax Credit funds, HOME funds, voucher-based Section 8 program, Town Community Preservation Act funds, and private mortgage financing.

**Philanthropy:** Private funding from national, state, and local funders including the United Way, Symmes Trust, Arlington Patrolman Association, and private foundations/donors. Additionally, the Housing Corporation of Arlington raises funding from private foundations, residents, businesses, and memberships.

**New Market Tax Credit Programs:** The NMTC program provides tax credit incentives available to the Housing Corporation of Arlington for equity investment.

**Section 8 Funds:** The Arlington Housing Authority administers and provides rental subsidies to more than 400 Arlington households. The Housing Corporation of Arlington utilizes mobile vouchers from the Housing Authority.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information/ Table 86 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Improve the Condition of Existing Housing	2019	2024	Affordable Housing		Affordable Housing	CDBG: \$200,000	Low/Moderate Income Housing Benefit: 9 Households Assisted Rental units rehabilitated: 9 Household Housing Unit
3	Improve the Condition of Existing Housing	2019	2024	Affordable Housing		Affordable Housing	CDBG: \$50,000	Low/Moderate Income Housing Benefit: 15 Households Assisted Units rehabilitated: 15
4	Increase Economic Development Opportunities	2020	2024	Non-Housing Community Development		Create Economic Opportunities	CDBG: \$50,000	Job Creation Benefit: Program is expected to benefit five (5) low-to-moderate income Arlington residents
5	Enhance Parks, Public Facilities & Infrastructure	2020	2024	Non-Housing Community Development		Public Facilities, Infrastructure, and Parks	CDBG: \$200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9500 Persons Assisted
6	Enhance Parks, Public Facilities & Infrastructure	2020	2024	Non-Housing Community Development		Public Facilities, Infrastructure, and Parks	CDBG: \$174,859	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3300 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Enhance Parks, Public Facilities & Infrastructure	2020	2024	Non-Housing Community Development		Public Services	CDBG: \$125,000	Public Facility or Infrastructure Activities other than
8	Public Services	2020	2024	Homeless Non-Homeless Special Needs		Public Services	CDBG: \$173,462	Public service activities other than Low/Moderate Income Housing Benefit: 1236 Persons Assisted
9	Planning and Administration	2020	2024	Planning and Administration		Economic Development Affordable Housing Public Facilities, Infrastructure, and Parks Public Services	CDBG: \$2	Other: 1 Other

## Goal Descriptions

2	<b>Goal Name</b>	Improve the Condition of Existing Housing
	<b>Goal Description</b>	Funding will be used on capital improvements to existing affordable rental housing in the HCA portfolio.
3	<b>Goal Name</b>	Improve the Condition of Existing Housing
	<b>Goal Description</b>	Funding of the of the Menotomy Weatherization Energy Efficiency Program to assist 15 low to moderate income households plan and install energy efficiency improvements.
5	<b>Goal Name</b>	Enhance Parks, Public Facilities & Infrastructure
	<b>Goal Description</b>	Funding will be used for reconstruction of the Town Hall Plaza. The project will conduct restoration of the main entry plaza at Arlington's historic Town Hall. The restoration will remove barriers and conditions that present potential accident hazards especially for individuals living with a disability and those over 65 years old
6	<b>Goal Name</b>	Enhance Parks, Public Facilities & Infrastructure
	<b>Goal Description</b>	The Whittemore Park Revitalization project will fund accessibility improvements to the Jefferson Cutler House, which is home to the Cyrus Dallin Museum. Phase II would include creating a new accessible path to the rear door of the Jefferson Cutter House, as well as, improvements to the rear stairway.
7	<b>Goal Name</b>	Enhance Parks, Public Facilities & Infrastructure
	<b>Goal Description</b>	The Food Link Capital Funding project will fund the purchase and installation of an accessible platform lift to make their facility accessible to all members of the community. Purchase and installation of generator to provide backup power in the event of prolonged power outage(s). Purchase and installation of solar panel system to create an energy efficient building. Banding of the floor slab edges. Repair of existing cracks to building façade, stucco and paint entire building envelope.



8	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	A range of public service programs to support vulnerable populations and improve the quality of life for residents who make a low- to moderate-income.
9	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Funding will be used to pay for at least a portion of the salary staff planners and a CDBG administrator. Responsibilities will include data gathering and analysis, local and comprehensive planning, affordable and fair housing studies and implementation, along with daily financial administration of the CDBG program and coordination of grant activities with program directors. The Administrator is also responsible for maintaining all records and completing the reporting requirements of the CDBG program as required by HUD Administrative costs will also cover overall program development, management, coordination, monitoring, and evaluation. This line item also includes funding legal advertising and training and travel costs for the Administrator. Finally, funding will allow for the administration of an annual town survey.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

This year, Menotomy Weatherization Energy Efficiency Program will assist low- to moderate-income residents with energy efficient installations to help them reduce energy costs. Public Services, as has been true historically, are town and non-profit programs that provide important services to residents. Planning projects will help address transportation through a mobility plan and planners, funded with CDBG will assist with this and other planning and zoning projects helping to advance CDBG work.

#### Projects

#	Project Name
1	Affordable Housing
2	Public Services
3	Public Facilities and Improvements
4	Public Facilities, Infrastructure and Parks
5	Planning
	Administration

**Table 7 – Project Information**

#### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The Town continues to invest in affordable housing. A portion of this year's CDBG funds are allocated for capital improvements to Arlington's affordable rental housing and to the creation of an energy efficiency program to assist income qualifying Arlington residents assess and installs energy efficiency improvements. The town continues to support/invest in ADA improvements with projects at Town Hall Plaza and Whittemore Park.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Affordable Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Development Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$250,000
	<b>Description</b>	This project supports capital improvements to existing affordable rental housing. This project is expected to benefit nine (9) households and complies with national objective LMH. This project is funded at \$200,000. Energy Efficiency Program, Town of Arlington/Menotomy Weatherization Program project supports the funding of energy efficiency improvements for income qualifying Arlington residents.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	9 units in the HCA affordable housing rental portfolio will be rehabilitated. 15 households will energy efficiency upgrades. All families make a low- to moderate-income.
	<b>Location Description</b>	Town-wide and at 2 Smith Street, 122-124 Washington Street, 258-260 Massachusetts Avenue and 113 Medford Street, Arlington

	<b>Planned Activities</b>	HCA will replace a furnace at 2 Smith Street, install new siding and porch repair and painting on a two family at 122-124 Washington Street, install new water service to a two family at 113 Medford Street and replace some 6 kitchens at the Mass Ave Preservation project. The Energy Efficiency Program will assist low to moderate income Arlington residents access home energy efficiency assessments to determine, plan, implement and fund energy efficient improvements to their home. Energy efficient improvements may include: weatherization measures (insulation, energy efficient window replacement and air sealing); solar water heating systems and upgrades to energy efficient on-demand water heaters). The program will result in improved energy efficiency and lower energy costs for residents. The program will provide grants to fund the improvements/upgrades, in addition to technical assistance to plan and implement the program.
2	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase Economic Development Opportunities Increase Access to Jobs, Education, Transportation Public Services
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	This project will provide grant funding to Arlington businesses to offer workforce development education and training as prospective employees. The program will provide local employers with a qualified pool of applicants.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 low- to moderate-income residents.
	<b>Location Description</b>	Town-wide
	<b>Planned Activities</b>	The Workforce Development program will partner Arlington employers with local low to moderate income residents to provide job training and employment. Working with Arlington employers, we will recruit individuals to receive job training with local employers. Ideally these jobs would pay above minimum wage and provide transferable job skills that could provide future career opportunities for low- to moderate-income individuals.

3	<b>Project Name</b>	Public Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$173,462
	<b>Description</b>	Public services include activities for low to moderate income residents of various ages. Activities help to provide and increase access to transportation, year-round recreation programs, health services, academic support, and job opportunities.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3100 individuals. These activities will primarily and directly benefit youth and elderly residents of families who make a low- to moderate-income.
	<b>Location Description</b>	Town-wide
	<b>Planned Activities</b>	Services include skilled nursing care, transportation and volunteer organization for senior activities, summer and year-round scholarships for income eligible children/families to participate in programs offered by the Town's Recreation Department, the Arlington Boys and Girls Club, and Fidelity House, academic support, teens employment, and mental health and domestic violence counseling.
4	<b>Project Name</b>	Public Facilities, Infrastructure and Parks
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities Public Infrastructure
	<b>Needs Addressed</b>	Public Facilities, Infrastructure, and Parks
	<b>Funding</b>	CDBG: \$499,859
	<b>Description</b>	Improving accessibility in targeted areas in town and conduct fit out work on a new food bank facility in town.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	9500 people who make a low- to moderate-income.

	<b>Location Description</b>	Town Hall Plaza, 730 Massachusetts Avenue, 108 Summer Street and Whittemore Park
	<b>Planned Activities</b>	The Town Hall Plaza project will conduct restoration of the main entry plaza at Arlington's historic Town Hall. The restoration will remove barriers and conditions that present potential accident hazards especially for individuals living with a disability and those over 65 years old. The Whittemore Park Revitalization project will fund accessibility improvements to the Jefferson Cutler House, which is home to the Cyrus Dallin Museum. Phase II would include creating a new accessible path to the rear door of the Jefferson Cutter House, as well as, improvements to the rear stairway. This Food Link Capital Funding project will fund the purchase and installation of an accessible platform lift to make their facility accessible to all members of the community. Purchase and installation of generator to provide backup power in the event of prolonged power outage(s). Purchase and installation of solar panel system to create an energy efficient building. Banding of the floor slab edges. Repair of existing cracks to building façade, stucco and paint entire building envelope.
5	<b>Project Name</b>	Planning
	<b>Target Area</b>	
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Economic Development Affordable Housing Public Facilities, Infrastructure, and Parks
	<b>Funding</b>	CDBG: \$134,335
	<b>Description</b>	Staff works on CDBG-related projects.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Town-wide
	<b>Planned Activities</b>	Duties and responsibilities involve data gathering and analysis, local and comprehensive planning and zoning, affordable housing studies and implementation. These funds will also be used to fund planning activities including an assessment of fair housing and public outreach related thereto, a mobility study, and zoning work.
6	<b>Project Name</b>	Administration

	<b>Target Area</b>	
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Economic Development Affordable Housing Public Facilities, Infrastructure, and Parks Public Services
	<b>Funding</b>	CDBG: \$86,551
	<b>Description</b>	Staffing related to CDBG administration.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Town-wide
	<b>Planned Activities</b>	Sub recipient management, program development, community engagement, plan development, and fiscal responsibilities.

## **AP-50 Geographic**

### **AP-50 Geographic Distribution – 91.220(f)**

#### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The majority of CDBG funding in Year 1 is allocated to projects for which individual person or household's income determines eligibility, not geography. Two projects that are occurring in a specific geographic region are the ADA-compliant Town Hall Plaza Restoration project and the Whittemore Park Revitalization Project, Phase II.

#### **Geographic Distribution**

Target Area	Percentage of Funds

**Table 8 - Geographic Distribution**

#### **Rationale for the priorities for allocating investments geographically**

Arlington prioritizes all low and moderate income residents through CDBG funding, rather than focusing solely on residents who live in a particular area of town. While this is again the case for most funding, the Town will focus some of the work on the ADA-compliant Town Hall Plaza Restoration project and the Whittemore Park Revitalization Project, Phase II in the higher need areas of Town.



## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

There is a continuing need for the development of affordable owner-occupied and rental housing, rehabilitation of existing housing to ensure affordability and livability, and support to homebuyers. The escalating housing costs in the Greater Boston area have exacerbated an affordable housing crisis among low- and moderate-income households. The NSC communities have prioritized the creation and preservation of affordable housing, including development of affordable rental and owner-occupied housing, as a strategy to address escalating housing costs for low- and moderate-income households.

One Year Goals for the Number of Households to be Supported	
Homeless	7
Non-Homeless	2
Special-Needs	0
Total	9

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	6
Acquisition of Existing Units	0
Total	6

**Table 10 - One Year Goals for Affordable Housing by Support Type**

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Arlington Housing Authority manages and oversees 519 units in five developments for elderly and/or disabled tenants and 176 units of family housing at a sixth site. The Arlington Housing Authority administers over 400 housing vouchers through the federally-funded Section 8 Housing Choice Voucher Program and the Massachusetts' Rental Voucher Program. The Authority also sponsors a residential home for 13 developmentally disabled adults.

### **Actions planned during the next year to address the needs to public housing**

#### **Family Public Housing**

Families may apply for two and three bedroom units at Menotomy Manor, our family development, located in East Arlington near the Thompson Public School. The AHA manages over 179 state supported family units at Menotomy Manor. Family public housing is for low-income households with incomes not higher than 80% of the Area Median Income (AMI) for Arlington.

Selection of tenants is determined by income and family size. Preference is given per regulations and policies to Veterans and residents of Arlington. Families interested in applying for such housing must meet eligibility requirements. Rent is based on the income of the family and is approximately 27% of the monthly net income. Residents pay their own individually metered utilities.

All the units were modernized in 2008 with new kitchens and bathrooms as well as a full electrical upgrade. They also have newly finished hardwood floors, new roofs, fresh paint, and other cosmetic improvements.

#### **Elderly Public Housing**

The AHA manages four state supported properties reserved just for elderly and disabled households. Applicants must be at least 60 years old to qualify for elderly housing. Elderly/disabled public housing is for low-income households with incomes not higher than 80% of the Area Median Income (AMI) for Arlington.

#### **Housing Choice Voucher (Section 8) Application**

The AHA participates in the Massachusetts Section 8 Centralized Waiting List.

The Massachusetts Section 8 Housing Choice Voucher Program Centralized Waiting List where eighty-six (86) Massachusetts housing authorities utilize this one computerized list; all applicant information entered onto this list can be accessed and updated by any and all participating housing authorities. Waiting list information is secure and accessed only by authorized housing authority staff with special login codes. The Massachusetts Centralized Section 8 Waiting List will remain open indefinitely.

The AHA gives application preferences to Arlington residents and people who work in Arlington.

**Actions to encourage public housing residents to become more involved in management and participate in homeownership.**

Tenant associations operate at the public housing locations and they are encouraged to provide feedback to the Authority. The Associations also participate in coordinating residence wide events and meetings to benefit all residents.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Arlington Public Housing Authority is not designated as troubled.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The Somerville-Arlington Continuum of Care (CoC) coordinates an effective delivery system for persons experiencing homelessness. However, a significant gap in serving special needs populations and persons experiencing homelessness can be attributed to the insufficient supply of permanent affordable housing, as well as barriers to workforce participation. The removal of these barriers would bring the jurisdiction closer to ending homelessness. The Town funds affordable housing efforts as well as a number of education and employment skills programs, consistent with the CoC's priorities.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The homeless strategic response is coordinated by the Balance of State Continuum of Care (BoS CoC). As part of the Balance of State, the Malden non-profit Housing Families has taken a leading role within a local Housing and Homeless Task Force in the North Suburban Consortium communities. This coalition of federal, state, housing authorities, health care, business and religious representatives collaborate to quantify homeless populations, identify needs and resources, access gaps and develop programs and strategies to address homelessness. The strategies and priorities identified by the BoS CoC, include the need for permanent supportive housing, treatment, and services for homeless individuals with multiple disorders, and prevention of homelessness for individuals at high risk of chronic homelessness.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The strategies and priorities identified within Arlington include the need for permanent supportive housing and services and prevention of homelessness for individuals at high risk of chronic homelessness. Decent, safe, and affordable housing is critical in ending homelessness, and families and individuals often need supportive services to make the transition to independent living. Access to case management, child care, transportation, life skills and job training are also important. Through coordination with organizations, such as Housing Families and the BoS CoC, is crucial in addressing these needs.

While there are no emergency shelters in Arlington, access to emergency shelters is provided via a state-wide system which is coordinated through joint efforts by the Department of Transitional Assistance (DTA) and Department of Housing and Community Development (DHCD). The Town makes referrals to service providers, connecting at-risk and homeless persons to these resources. In keeping with state and national homeless priorities, Arlington will continue to look at prevention through stabilization programs and to diversion of families from the emergency shelter system.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Housing Families provides scattered-site permanent supportive housing for homeless families, homeless families with a disabled head of household, and chronically homeless individuals.

Through the HOME program, the NSC encourages developers to dedicate units within developments for homeless persons and families, in addition to seeking partnerships with service providers to provide necessary supportive services. HOME funds will be utilized throughout the consortium to support specific vulnerable populations, including homeless students, youth aging out of foster care, and victims of domestic violence.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The BoS CoC provides homeless prevention activities through a network of non-profit organizations located throughout the NSC pf which Arlington is a member. The NSC communities participate in efforts coordinated by the Massachusetts Network to End Homelessness to improve policies and procedures related to discharge from publicly-funded institutions and systems of care.

Arlington will utilize CDBG funds to support non-profit organizations that provide essential services through programs designed to help low-income persons and families to avoid homelessness. These include:

- Just-A-Start Corporation: provides court mediation services; stabilizes families through housing assistance via HomeBASE rental assistance and security deposits to at-risk households.
- Bread of Life: provides free meals and food pantry to low-income families and food deliveries to at-risk elders and homeless families displaced into are motels.
- HarborCov: provides holistic services to victims of domestic violence.
- Heading Home: offers case management, supportive services, advocacy, access to job training and employment services, life-skills and housing search services

Housing Families: provides pro-bono legal services

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Enough affordable housing continues to be a challenge for Arlington. The Town has a very low vacancy rate and the cost of housing continues to rise. Being a dense community with very little vacant land for new development, the cost to build affordable housing is high and is very competitive. Even with these challenges, the Town has a community development corporation dedicated to developing affordable housing. Two new affordable housing development projects are in the pipeline that will bring 48 new affordable rental units to Arlington. As is the case with developing affordable housing, however, this development has been in the works for years as the developer has been assembling the financing and permitting the project. Additional barriers include the cost per unit; Arlington has access to HOME funds and does allocate it to these projects, but the high cost of land and to create these homes means the average cost per unit can be higher than is acceptable under HOME regulations.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The Town of Arlington and the other seven communities in the North Suburban Consortium recognize the continuing need for the development of affordable owner-occupied and rental housing, rehabilitation of existing housing to ensure affordability and livability, and support to homebuyers. The escalating housing costs in the Greater Boston area have exacerbated an affordable housing crisis among low-and moderate-income households. The Town of Arlington and the NSC communities have prioritized the creation and preservation of affordable housing, including development of affordable rental and owner-occupied housing, as a strategy to address escalating housing costs for low- and moderate-income households.

Additionally, the Town is in the midst of creating a Fair Housing Action Plan which will comply with HUD's requirement to Affirmatively Further Fair Housing. The suite of action items anticipated by this planning process will help the Town in addressing persistent equity issues, access to housing, and barriers to entry to the town.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

As is standard practice, the Consolidated Plan helped shape the Year 1 Annual Action Plan, the first year covered by this Consolidated Plan. The activities selected for Year 1 funding were chosen through a formal solicitation process and will provide services and address identified needs for residents of all ages, and make immediate impacts to residents who make a low- to moderate-income. Arlington continuing to expand its accessibility improvements throughout town; Year 1 includes ADA-compliant work at the Town Hall Plaza and the Whittemore Park Revitalization Project.

### **Actions planned to address obstacles to meeting underserved needs**

The Town will continue to leverage additional funding for town-wide planning projects, including providing Community Preservation Act fund resources in partnership with CDBG-funded projects.

### **Actions planned to foster and maintain affordable housing**

As mentioned previously, the Town supports affordable housing financially and through policy. This year, funding has been allocated to the upkeep of affordable housing by the Housing Corporation of Arlington, whose demand for affordable rental housing remains high.

### **Actions planned to reduce lead-based paint hazards**

The Town and the Malden Redevelopment Authority will ensure compliance with Massachusetts lead laws on all homebuyer assistance and developer-driven projects, homeowner and rental. All new affordable housing is lead-free.

The Arlington Health Department was consulted on the Town's response to lead in homes. Once contacted by a resident, the Board of Health conducts a lead determination if there is a child under the age of six residing at a property. An inspector tests painted areas in the home to determine if lead is present. If a positive result is found, the Lead Inspector orders the owner of the property to bring the home into compliance. In the past year the Health Department has not conducted a home inspection or issued an order to owners for compliance. The Health Department will continue this method of addressing lead in Arlington homes.

### **Actions planned to reduce the number of poverty-level families**

The public services that provide childcare, including Fidelity House and the Arlington Boys and Girls Club, theoretically allow parents to hold jobs while their children are being cared for.

Add Economic development

### **Actions planned to develop institutional structure**

Again this year the CDBG Subcommittee utilized the Grant Evaluation Criteria, which were included in the annual application, to score each application. The final scores were provided at the public meeting to the Select Board and as part of the report to Town Meeting.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The Town benefits from a strong network of Arlington-based providers as well as a network of regional housing and human services providers. The Town directly operates quality programs through its Department of Health and Human Services, which will ensure coordination of its programs with regional providers. The Housing Corporation of Arlington and the Arlington Housing Authority communicate when there is a need for a unit, especially when there is an immediate need for housing and a person is facing homelessness. Finally, the Town acts as a first point of contact for people when they are in need of housing; while the Town does not have its own units to provide, the Town is able to provide residents information on how to contact the entities in Town that may have units and to get on their waitlists. The Town also coordinates its housing agenda with the surrounding towns through its membership in the North Suburban HOME Consortium.



## **Program Specific Requirements**

### **AP-90 Program Specific Requirements – 91.220(I)(1,2,4)**

#### **Introduction:**

The Town anticipates receipt of program income during the program year in the amount of \$60,000.